IN RE: PETITION FOR ZONING VARIANCE NE/S Nicodemus Road, 1600' +/-W of Berryman's Lane (1020 Nicodemus Road)

DEPUTY ZONING COMMISSIONER 4th Election District * OF BALTIMORE COUNTY 3rd Councilmanic District * Case No. 88-494-A Robert E. Linz, Jr.

MW MW14K

Petitioner * * * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a variance to peimit a single family dwelling to be constructed on a lot of less than 3 acres; to permit the creation of a lot with less than the minimum 300 feet diametral distance; and to permit side yard setbacks of 28 feet and 36 feet in lieu of the required 50 feet, respectively, all as more particularly described in Petitioner's Exhibit 1.

The Petitioner appeared and testified. There were no Protestants. Testimony indicated that the subject property, known as 1018 Nicodemus Road, consists of .7 acres, plus or minus, and is zoned R.C. 4. The Petitioner testified that his grandmother transferred the property to him a little over a year ago. Mr. Linz testified that he currently lives in the adjoining property with his parents. He proposes constructing a home on the subject property for himself and his wife, who are expecting a

Due to the size of the property, the Petitioner cannot build a home that meets the current setback requirements and/or minimum lot acreage requirements. The Petitioner testified and submitted evidence that the lot size today is the same size and dimensions as it was prior to

LEGAL NOTICE '

CERTIFICATE OF PUBLICATION

Pikesville, Md., May 15 19 18 THIS IS TO CERTIFY, that the annexed advertisement

was published in the NORTHWEST STAR, a weekly newspaper published in Pikesville, Baltimore County, Maryland before the 26th day of the first publication appearing on the 25th day of May ,19ft

the second publication appearing on the the third publication appearing on the

THE NORTHWEST STAR

__day of ______,19_____

Cost of Advertisement 19.20

ZONING OFFICE

September 1970 when Bill No. 100 took effect requiring a minimum lot size of one acre. The Petitioner further testified that he has discussed his plans with the adjoining property owners who have no objection.

Based upon the testimony and evidence presented at the hearing, all of which was uncontradicted, in the opinion of the Deputy Zoning Commissioner the relief requested sufficiently complies with the requirements of Section 307 of the Baltimore County Zoning Regulations (B.C.Z.R.) and, therefore, should be granted. There is no evidence in the record that the subject variance would adversely affect the health, safety, and/or general welfare of the public. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 100 day of July, 1988 that the Petition for Zoning Variance to permit a single family dwelling to be constructed on a lot of less than 3 acres; to permit the creation of a lot with less than the minimum 300 feet diametral distance; and to permit side yard setbacks of 28 fet and 36 feet in lieu of the required 50 feet respectively, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restriction:

> 1) The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the

> > 85-494-4 CERTIFICATE OF POSTING CONING DEPARTMENT OF BALTIMORE COUNTY

Posted for: Namance	Date of Posting 11104,24, 1928
Posted for: Parance Refert E. Lina 12:	
Posted for: Robert E. Ling, Jr. Location of property: 11E 15 Micsdemus Road Lane (1010 Micsdemus Road)	d. 1666 Waf Berymans
Location of Signer Bu front of 1636 Mice	denni Road
Location of Signal 1997	
Posted by S. J. Arata. D. Signature	ste of return: 91134 27, 1985.
Posted by Signature	

"DUPLICATE" CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed

5. Zefe Olm

applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

> Deputy Zoning Commissioner for Baltimore County

350

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 38.494-A The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1A03.4.B.1, 1A03.4.B.3 and 1A03.4.B.4 To allow a single family dwelling to be constructed on a lot of less than 3 acres; to allow the creation of a lot with less than the minimum 300 feet diametral and to allow side yard setbacks of 28 ft. and 36 ft. in lieu of the required 50 ft. respectively. of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

hardship-All homes on Nicodemus Rd. in the surrounding Area of parcel +633 were built before the RC4 zoning went into effect, There five, most side setbacks are much less than 50'. I am new trying to build upon the same size lot, but need a variance for my side setbacks ... Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County,

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:	Legal Owner(s):	
	BOSERT E LIN	المرك م
(Type or Print Name)	(Type or Print Name)	MAP NIN
	Robert & Jeg 19	
Signature	Signature	E. D. 44
		DESE [//
Address	(Type or Print Name)	
\		200
City and State	Signature	1000 31
		DP
Attorney for Petitioner:		
5 }	1018 Nucdemis Ko	1 822-4642
(Type or Print Name)	Address	Those no. Prior
	Beistusteur	10 2036 78-3
Signature	City and State	N-54,5
_	Name, address and phone number	of legal owner con-
Address	tract purchaser or representative to be contacted	
City and State	Name	
Attorney's Telephone No.:	Address	Phone No.
ORDERED By The Zoning Commissioner of	Baltimore County, this6_2	ch day
of, 19, that the required by the Zoning Law of Baltimore County	subject matter of this petition	ne advertised, as irculation through-
out Baltimore County, that property be posted, as	d that the public hearing be had	before the Zoning

Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore

County, on the 13th day of JUNE, 19.88, at 10 o'clock

A:M.

ESTINATED LENGTH OF HEARING (1/21/3) + 1/1/3.

AVAILABLE FOR HEARING

AVAILABLE FOR HEARING

AVAILABLE FOR HEARING

MON. (THES. (1/1/2) + 1/1/3 | MONTHS

Baltimore County Zoning Commissioner Office of Planning & Zening Towson, Maryland 21204

Mr. Robert E. Linz, Jr. .

Reisterstown, Maryland 21136

1018 Nicodemus Road

J. Robert Haines

July 1, 1988

Dennis F. Rasmussen County Executive

RE: PETITION FOR ZONING VARIANCE NE/S Nicodemus Road, 1600' +/- W of Berryman's Lane (1020 Nicodemus Road) 4th Election District; 3rd Councilmanic District Case No. 88-494-A

Dear Mr. Linz:

File

Enclosed please find the decision rendered on the above-referenced case. The Petition for Zoning Variance has been granted in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 494-3391.

Very truly yours,

A MAKELWIN ANN M. NASTANOWICZ

for Baltimore County

Deputy Zoning Commissioner

AMN:bis Enclosure cc: People's Counsel

Description For Variance 1020 Nicodemus RD. 4th Election District Baltimore County MD.

Located on the northeast side of Nicodemus Rd. at a distance of 1600 feet, more or less, northwest of the center of Berrymans Lane and running thence beginning for the same at a point in the center line of the Nicodemus Road, which point is Jouth 47 degrees 32 minutes East 100 feet from the beginning of the fourth or Jouth 47 degrees 32 minutes East 790 foot line of the tract of land which by deed dated March 28,1947 and recorded among the Land Records of Baltimore Jounty in Liber J.W.B. No. 1543, folio 437 was granted and conveyed by Louis B. Clark and wife to George W. Myers et al which said point is also at the southeast corner of the lot of ground which by deed dared March 22,1951, and recorded among the Land Records aforesaid in Liber G.L.B. No. 1949, folio 108 was granted and conveyed by George w. Myers et al to kenneth a. Leiby and wife and running thence and binding on the center of Micodemus Rd. South 47 degrees 32 minutes East 100 feet to the southwest corner of the lot of ground which by deed dated September 6,1947 and recorded among the Land Records aforesaid in Liber J.w.B. An. 1595, folio 400 was granted and conveyed by George k. Myers et al to bernard L. Morris and running thence and binding on said last mentioned lot North 42 degrees 28 min-utes East 16.04 feet to a stake thence continuing the same course 283.96 feet to a stake, thence North 47 degrees 32 minutes West 100 feet to a stake, the northeast corner of the lot conveyed by Yyers et al to Kenneth B. Leiby, thence bindingon said last mentioned lot bouth 42 degrees 28 minutes west 263.36 feet to a stake and continuing the same course 16.04 feet to a point in the center of Nicodemus Road, the point and place of beginning.

RE: PETITION FOR VARIANCES NE/S Nicodemus Rd., 1600' W of Berryman's La. (1020 Nicodemus Rd.), 4th District

BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY

Case No. 88-494-A ROBERT E. LINZ, JR., Petitioner

> ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the abovecaptioned matter. Notices should be sent of any hearing dates or other

proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
People's Counsel for Baltimore County

Deputy People's Counsel Room 223, Court House Towson, Maryland 21204 494-2188

I HEREBY CERTIFY that on this 29th day of April, 1988, a copy of the foregoing Entry of Appearance was mailed to Mr. Robert E. Linz, Jr., 1018 Nicodemus Rd., Reisterstown, MD 21136, Petitioner.

Peter Max Zimmerman

PROTECTION AND RESOURCE MANAGEMENT

Zoning Commissioner Office of Planning and Zoning County Office Building Towson, Maryland 21204

Zoning Item # 350, Zoning Advisory Committee Meeting of April 5, 1988

Property Owner: Robert E. Linz Jr.

Location: NES Nicodemus Rd., 1600 Her.) W of Berryman's Leastistict 4

Water Supply _______ private ______ Sewage Disposal ______ private

COMMENTS ARE AS FOLLOWS: () Prior to approval of a Building Permit for construction, renovation and/or installation of equipment ; rrior to approval or a building remail for construction, removation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Bureau of Regional Community Services, for final review

() Prior to new installation/s of fuel burning equipment, the owner shall contact the Bureau of Air Quality Management, 494-3775, to obtain requirements for such installation/s before work begins. () A permit to construct from the Bureau of Air Quality Management is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.

() A permit to construct from the Bureau of Air Quality Management is required for any charbroiler operation which has a total cooking surface area of five (5) square feet or more. () Prior to approval of a Building Permit Application for renovations to existing or construction) Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of

Health and Mental Hygiene for review and approval. Pricz to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and severage facilities or other appurtenances bethhouse, saunas, whirlpools, hot tubs, water and severage facilities or other appurtenances pertaining to health and safety; two (2) copies of plans and specifications must be submitted pertaining to health and safety; two (2) copies of plans and security Management for review to the Baltimore County Department of Environmental Protection and Resource Management for review and approval. For more complete information, contact the Recreational Hygiene Section, Bureau of Review Lower Computer Community Securities (ASA-281) of Regional Community Services, 494-3811.

() Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health. () If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with the State Department of the Environment. () Prior to razing of existing structure/s, petitioner must contact the Division of Waste Management

rrior to razing of existing structure/s, petitioner must contact the Division of Waste Management at 494-3768, regarding removal and/or disposal of potentially hazardous materials and solid wastes.

Petitioner must contact the Bureau of Air Quality Management regarding removal of asbestos, 494-3775. () Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and tank removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Waste Management at 494-3768.

Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.

() In accordance with Section 13-117 of the Baltimore County Code, the water well yield test () shall be valid until
() is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.

Prior to occupancy approval, the potability of the water supply must be verified by collection () If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted.

BUREAU OF WATER QUALITY AND RESOURCE MANAGEMENT

Baltimore County
Zoning Commissioner
Office of Planning & Zoning Towson, Maryland 21204 494-3353

Mr. Robert E. Linz, Jr. 1018 Nicodemus Road Reisterstown, Maryland 21138

> Petition for Zoning Verience CASE NUMBER: 88-494-A NES Micodemus Road, 1800's W of Berryman's Lane (1020 Nicodemus Road) 4th Election District - 3rd Councilments Petitioner(s): Robert E. Linz, Jr.

HEARING SCHEDILED: MONDAY, JUNE 13, 1988 at 10:00 a.m.

Deer Mr. Linze

Please be advised that 71.70 is due for advertising and posting of the above-referenced property. All fees must be paid prior to the hearing. Do not remove the sign and post set(s) from the property from the time it is posted by this office until the day of the hearing itself.

THIS FEE MUST BE PAID AND THE ZONING SIGN(S) AND POST(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Please make your check payable to Baltimore County, Maryland and bring it along with the sign(s) and post(s) to the Zoning Office, County Office Building, Room 111, Towson, Maryland 21204 fifteen (15) minutes before

BALTIMORE COUNTY, MARYLAND and post set(s), there OFFICE OF FINANCE - REVENUE DIVISION for each set not MIBCELLANEOUS CASH RECEIPT 1-01-611-000 AMOUNT \$ 71.70

ssioner of A-Y&K's & 2112----

Baltimore County Zoning Commissioner
Office of Planning & Zoning Towson, Maryland 21204 494-3353

J. Robert Haines

April 19, 1988

NOTICE OF HEARING

Dennis F. Rasmussen
County Executive

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Zoning Variance CASE NUMBER: 88-494-A NES Nicodenus Roed, 1800's W of Berrymen's Lane (1020 Nicodemus Road) 4th Election District - 3rd Councilments Petitioner(e): Robert E. Linz. Jr. HEARING SCHEDULED: MINDAY, JUNE 13, 1988 at 10:00 a.m.

Variance to allow a single family dwelling to be constructed on a lot of less than 3 acres; to allow the creetion of a lot with less than the minimum 300 feet dismetral and to allow side yard setbacks of 26 feet and 36 feet in lieu of the required 50 fact respectively.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. ROBERT HAINES Zoning Commissioner of Baltimore County

Fire Department Towson, Maryland 21204 2586 494-4500

Paul H. Reincke

J. Robert Haines Zoning Commissioner Office of Planning and Zoning Baltimore County Office Building Towson, MD 21204

Re: Property Owner: Robert E. Linz, Jr.

Location: NE/S Nicodemus Rd., 1600' +- W. of -- Tryman's Lane

Zoning Agenda: Meeting of 4/5/88 Item No.: 350

April 14, 1988

Pursuant to your request, the referenced property has been surveyed by this Bureau and the compants below marked with an "X" are applicable and required bureau and the compants below marked with an A are applicable and led to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals or ____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of openation.

The buildings and structures existing or proposed on the site shall o. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code," 1976 edition prior to occupancy.

() 6. Site plans are approved, as drawn.

REVIEWER: Approved:

| Noted and | Fire Prevention Bureau | Fire Prevention Bureau | Fire Prevention |

BATIMORE COUNTY, MAR AND

INTER-OFFICE CORRESPONDENCE

Robert Haines

FROM P. David Fields, Director
Office of Planning and Zoning

SUBJECT Zoning Petitions #88-477-SpH, 88-478-SpH, 88-489-SpH, 88-494-A, 88-497-SpH

In view of the subject of these petitions, this office offers no comment.

May 16, 1988

PDF/jat

cc: Shirley Hess, People's Counsel J. G. Hoswell Zoning Office

CC: Mr. Robert E. Ling Jr.

ZONING OFFICE

CPS-008

Baltimore County Department of Public Works Bureau of Traffic Engineering Courts Building, Suite 405 Towson, Maryland 21204

May 10, 1988



Dennis F. Rasmussen

Zoning Commissioner County Office Building Towson, MD 21204 Dear Mr. Haines:

Mr. J. Robert Haines

The Bureau of Traffic Engineering has no comments for items number 348, 349, 350, 351, 352, 353, 355, 356 and 357,

> Very truly yours. Stephen E. Weber, P.E. Assistant Traffic Engineer

SEW/RF/pm1-b

88-494-A

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204

Your petition has been received and accepted for filing this 6th day of April , 1989.

Received by: James E. Dyer

Petitioner Robert E. Linz, et ux Petitioner's Attorney

Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 27, 1988

COUNTY OFFICE BLDG.

Mr. Robert E. Linz, Jr. 1018 Nicodemus Road Reisterstown, Maryland 21136

MEMBERS Bureau of

Department of

Bureau of Health Department Project Planning Building Department Board of Education Zoning Administration Industrial

RE: Item No. 350 - Case No. 88-494-A Petitioner: Robert E. Linz, et ux Petition for Zoning Variance

Dear Mr. Linz:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

VALLE Sylde Zoning Plans Advisory Committee

JEDidt

Enclosures

ZONING RC4 4th DISTRICT 1" = 30'

O.K. 10 FILE 2/25/E%

DEFT. OF ENVIRONMENTAL PROTECTION & DECOURCE MONT.

FINAL APPROVED PLAN

2848 POSTER AVE.

BALTIMORE, MG. 81294

was a second of the second of

PETITIONER'S Eth.b.+#1 Re 88-494-A

NO CONSIDERATION
NO TRANSFER TAX
NO DOCUMENTARY STAMPS

FRE SIMPLE DEED

THIS DEED, made this 22 day of January, in the year Nineteen
Hundred and Seventy-Six, by and between MARGUERITE E. LINZ of Baltimore County
State of Maryland, party of the first part; and ROBERT E. LINZ, CUSTODIAN FOR
ROBERT E. LINZ, JR., under the Maryland Uniform Gift to Minors Act, until the

in liber did to the liber two as the war at the state of the state of

NO TRANSPER TAX

NO STAMPS

minor child reaches twenty-one years of age.

WHEREAS on February 15, 1968, the party of the first part by deed
recorded among the Land Records of Baltimore County in Liber O.T.G. 4849, folio
376, was granted and conveyed a life estate in the hereinafter described
property, reserving full power to the grantor to lease, mortgage, sell or
otherwise dispose of any interest therein by deed or other conveyance during
her lifetime; and

whereas, it is the intention of the party of the first part to avail herself of the said powers in the aforesaid deed by the execution of the within deed.

and other good and valuable considerations, the receipt whereof is hereby acknowledged, the said MARGUERITE E. LINZ does grant and convey unto ROBERT E. LINZ, CUSTODIAN FOR ROBERT E. LINZ, JR., under the Maryland Uniform Gift to Minors Act, until the minor child reaches twenty-one years of age, reserving, however, a life estate for and during the term of her natural life, with full power in her and the remainder over as hereinafter provided and subject to those powers and limitations hereinafter mentioned, in fee simple, all that lot of ground situate, lying and being in the Fourth Election District, Baltimore County, State of Maryland, and described as follows, that is to say:--

Road, which point is South 47 degrees 32 minutes East 100 feet from the beginming of the fourth or South 47 degrees 32 minutes East 790 feet line of the
tract of land which by deed dated March 28, 1947 and recorded among the Land
Records of Maltimore tounty In Liber J. N.B. No. 1543 folio 437 was granted and
conveyed by Louis B. Clark and wife to George W. Myers et al which said point
is also at the southeast corner of the lot of ground which by deed dated March
22, 1951, and recorded among the Land Records aforesaid in Liber G.L.B. No.
1949, folio 108 was granted and conveyed by George W. Myers et al to Kenneth B.
Leiby and wife and running thence and binding on the center of Nicodemus Road
South 47 degrees 32 minutes East 100 feet to the southwest corner of the lot of
ground which by deed dated September 6, 1947 and recorded among the Land Records

This Deed, Made this 29th day of May in the year one thousand nine hundred and eighty-seven by and between

MARGUERITE E. LINZ

of Baltimore County in the State of Maryland, of the first part, and

ROBERT E. LINZ, JR. of Baltimore County, in the State of Maryland

of the second part.

WITNESSETH that in consideration of the sum of No Dollars, for love and affection, the said MARGUERITE E. LINZ

do as grant and convey unto ROBERT E. LINZ, JR., his heirs,

personal representatives and assigns, in fee-simple, all that lot of ground

ituate, lying and beir

the Fourth Election District of Baltimore County in the State of Maryland and described as follows, that is to say

BEGINNING for the same at a point in the center line of the Nicodemus Road, which point is South 47 degrees 32 minutes East 100 feet from the beginning of the fourth or South 47 degrees 32 minutes East 790 foot line of the tract of land which by Deed dated March 28, 1947 and recorded among the Land Records of Baltimore County in Liber J.W.B. No. 1543, folio 437 was granted and conveyed by Louis B. Clark and wife to George W. Myers et al which said point is also at the southeast corner of the lot of ground which by deed dated March 22, 1951, and recorded among the Land Records aforesaid in Liber G.L.B. No. 1949, Folio 108 was granted and conveyed by George W. Myers et al to Kenneth B. Leiby and wife and running thence and binding on the center of Nicodemus Road South 47 degrees 32 minutes East 100 feet to the southwest corner of the lot of ground which by Deed dated September 6, 1947 and recorded among the Land Records aforesaid in Liber J.W.B. No. 1595, folio 406 was granted and conveyed by George W. Myers et al to Bernard L. Morris and Doris C. Morris and Crunning thence and binding on said last mentioned lot North 42 degrees 28 minutes East 16.04 feet to a stake thence continuing the same course 283.96 feet to a stake, thence North 47 degrees 32 minutes West 100 feet to a stake, the northeast corner of the lot conveyed by Myers et al to Kenneth B. Leiby and wife, thence binding on said last mentioned lot South 42 degrees 28 minutes West 283.96 feet to a stake and continuing the same course 16.04 feet to a point in the center of Nicodemus Road, the point and place of beginning. Containing .7 of an acre of land, more or less.

> Petitions's Ephalia 2

They bere the word of the said 88 start 49.4. The Alexan Ros Grander

THIS DEED made this 15th day of February, 1968, by and between GERALD HUNTER MYERS, by ANNABELLE LEE MYERS of Baltimore County, State of Haryland, his attorney In Fact, under a certain Power of Attorney dated January 8, 1968 and recorded among the Land Records of Baltimore County priorhereto, and ANNABELLE LEE MYERS, his wife, of Baltimore County, State of Maryland, parties of the first part; and ALBERT G. LINZ and MARGUERITE E, LINZ, his wife, of Baltimore County, State of Maryland, parties of the second part,

WHEREAS, on the 22nd day of August, 1951, the party of the first part, GERALD HUNTER MYERS, by a fee simple deed, recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2008, folio 84; was granted and conveyed a life estate in the hereinafter described property, reserving full power to the within Grantor to lease, mortgage, sell or otherwise dispose of any interest therein, including the fee simple interest, by deed or other conveyance during his lifetime and to apply the proceeds thereof to his own use; and

WHEREAS, it is now the intention of the party of the first part to avail himself of the said powers reserved in the aforesaid deed, by disposing of the entire estate, both the natural life estate and any remainder estate, and to forever extinguish both the natural life estate and the estate in remainder created by the aforementioned deed.

witnesseth, that in consideration of the sum of FIVE DOLLARS (55.00) and other good and valuable considerations, the receipt whereof is hereby acknowledged, the said GERALD HUNTER MYERS, by ANNABELLE LEE MYERS, his Attorney In Fact, and ANNABELLE LEE MYERS, his wife, parties of the first part, do hereby grant and convey unto the said ALBERT G. LINZ and MARCUERITE E. LINZ, his wife, in fee simple, for life, for their joint lives and for the life of the survivor, subject to the powers and limitations hereinafter set forth below, and upon the death of the survivor of them, then unto RUBERT E. LINZ, absolutely, in fee simple, all that lot of ground situate, lying and being in the Fourth Election District of Electionere County, State of Maryland and described as follows, that is to say:

14 80 3 9 LF

THE PROPERTY OF THE PROPERTY O